

Mark-up of Administrative Amendments to Zoning Bylaw 12800

997.9 (BLMR) Blatchford Low to Medium Rise Residential Zone

1. General Purpose

The purpose of this Zone is to provide for low to medium rise residential development, with the potential for limited ground floor commercial, office and service Uses along **Retail and** Active Streets, developed in a manner sensitive to the street environment and adjacent residential areas.

Commented [LJ1]: Added to accommodate application across Blatchford.

2. Permitted Uses

~~a.~~ Apartment Housing

~~b.a.~~ Bars and Neighbourhood Pubs, for less than 100 occupants and 120 m2 of Public Space

Commented [MA2]: "Missing Middle" zoning bylaw changes group built forms in to "Multi-unit Housing".

Charter Bylaw 18520
September 5, 2018

c. Cannabis Retail Sales

d. Child Care Services, on Sites fronting onto Active Streets

e. Convenience Retail Stores

f. Creation and Production Establishments

g. Fascia On-premises Signs

h. General Retail Stores

i. Health Services

j. Indoor Participant Recreation Services

k. Live Work Units

~~l.~~ ~~Minor Alcohol Sales~~ Liquor Stores

Commented [LJ3]: Amended per bylaw 18882

~~m.~~ Minor Home Based Business

~~n.n.~~ Multi-unit Housing

Commented [LJ4]: Added to align with "Missing Middle" zoning bylaw changes.

~~n.o.~~ Non-accessory Parking, limited to underground parking structures

~~o.p.~~ Personal Service Shops

~~p.q.~~ Private Clubs

~~q.r.~~ Professional, Financial and Office Support Services

~~r.s.~~ Religious Assembly, on Sites fronting onto Active Streets

~~s.t.~~ Second Hand Stores

~~t.u.~~ Specialty Food Services, for less than 100 Occupants and 120 m2 of Public Space

~~u.v.~~ Projecting On-premises Signs

~~v.w.~~ Residential Sales Centres

~~w.x.~~ Restaurants, for less than 100 Occupants and 120 m2 of Public Space

~~x.~~ Row Housing

~~y. Stacked Row Housing~~

March 6, 2017

- z. Urban Gardens

3. Discretionary Uses

- a. Child Care Services, on Sites fronting onto Quiet Streets
- b. Lodging Houses
- c. Limited Group Homes
- d. Major Home Based Businesses

Charter Bylaw 18613
November 26, 2018

- e. Special Event

Bylaw 17901
March 6, 2017

- f. Urban Outdoor Farms
- g. Temporary On-premises Signs

4. Development Regulations

- a. ~~The minimum Density shall be 45 Dwellings/ha.~~
- ~~a.~~ The maximum Density ~~for Apartment Housing~~ shall be 275 Dwellings/ha.
- c. Height shall be a minimum of 12.0 m and a maximum of 23.0 m.
- d. ~~The Site Area, Site Dimensions and Site Coverage shall be as follows:~~

	Minimum Site Area	Minimum Site Width	Minimum Site Depth	Maximum Site Coverage
i. Stacked Row Housing	522 m²	17.4 m	30 m	50 %
ii. Apartment Housing, Mixed Use Apartment Housing and Comprehensive Site Development	875 m²	25 m	35 m	60 %

- e. ~~Site Setbacks shall be as follows:~~ ~~as follows:~~

From Lot Line adjacent to:	Minimum	Maximum
i. Walkway or public street other than a Lane	2.0 m	34.0 m
ii. Lane	1.2 m	No maximum
iii. Site Zoned BP	2.0 m	34.0 m; may be increased where outdoor

Commented [LJ5]: Removed to align with “Missing Middle” zoning bylaw changes. See 2.n.

Commented [MA6]: Based on “Missing Middle” changes

Commented [LJ7]: Changed to align with “missing Middle” zoning bylaw changes.

Commented [MA9]: “Missing Middle” revised RA7 zone does not include any requirements for site size or site coverage

Commented [LJ10]: To allow for greater flexibility for innovative housing forms and to provide consistency across Blatchford zones

		Amenity Areas are provided adjacent to the Lot Line
iv. All other frontages	3.0 m	4.0 m

Commented [MA11]: This would allow for increased setback where you have either private or common amenity areas. For example, could be increased to 5.0 m to allow for private yards or more for a common amenity area. This would only be for sites directly fronting parks, without a walkway in between.

e. Notwithstanding 4.e.i.,

f. All Sites shall provide a minimum 2 m setback from Sites zoned BP.

g. All Sites shall provide a minimum 2 m, and maximum 3 m, setback from public Walkways.

h. The Front Setback shall be:

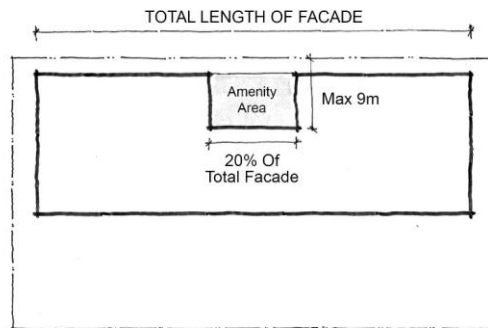
i. For Stacked Row Housing and Apartment Housing, a minimum of 2 m and a maximum of 3 m;

j. f. Where the Lot Line or Mixed Use Apartment Housing and Comprehensive Site Development sites abuts a Retail or Primary Active Street, a minimum of 0.0 m is required. The setback may be increased to a maximum of 9.0 m where an outdoor Common Amenity Area or Publicly Accessible Private Park is provided within the Setback area. The portion of the building which is Setback more than 3.0 m shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.±

Commented [LJ12]: Removed and relocated to table in section 4.e. above

Commented [LJ13]: Section has been amended to accommodate changes to align with "missing Middle" zoning bylaw changes.

-Retail Street added to accommodate application across Blatchford
 -Wording changed for clarity and to provide for a greater proportion of the frontage area to be developed at zero setback.



A minimum of 0 m, and a maximum of 3 m, where the Front Lot Line abuts a Primary Active Street, excepting that a Front Setback may be increased up to a maximum of 9 m where a communal outdoor Amenity Area or a Public Amenity Space is provided within the Setback area. The portion of the building which is Setback shall be a maximum of 20% of the total length of the building façade. The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes; and

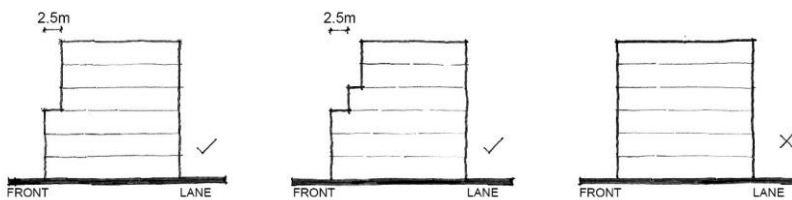
Commented [LJ14]: Replaced with above text

~~XI. — A minimum of 2 m and a maximum of 3 m where the a public street or Site zoned BP and shall be screened through the use of fences, walls, trees, and other landscaping elements with a minimum height of 1.2 m.~~

~~p-h.~~ For the purposes of determining Side and Rear Lot Lines, the Front Lot Line shall be determined on a hierarchy based on the Lot Line firstly abutting:

- ~~i.~~ a Retail Street;
- ~~ii.~~ a Primary Active Street;
- ~~iii.~~ a Secondary Active Street;
- ~~iv.~~ a Site zoned BP;
- ~~v.~~ a Primary Quiet Street; and finally
- ~~vi.~~ a Secondary Quiet Street.

~~q-i.~~ All buildings greater than 14.0 m in Height shall include a podium base. The podium of the building shall be a minimum Height of 6.0 m up to a maximum



of 14.0 m. The portion of the building located above the podium shall Stepback a minimum of 2.5 m on all sides excepting that side directly abutting a Lane. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.

~~r-i.~~ Separation Space shall be provided in accordance with ~~Section 48 of the~~ Zoning Bylaw except that it shall not be required:

- ~~i.~~ for the podium portion of a building, as defined in 997.9.4(g),
~~— in the case of Dwellings on separate Sites, where each development complies with the minimum Side Setback requirements for each Dwelling and when the side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted; and~~

February 26, 2018
Charter Bylaw 18381
May 7, 2018

~~s-k.~~ ~~Notwithstanding subsection 46,~~ Amenity Area shall be provided in accordance with the following:

Commented [LJ16]: Added to prevent development of surface parking to lot line and to maintain the street wall where surface parking is required.

Commented [LJ17]: Retail Street added to accommodate application across Blatchford

Commented [YT18]: Sketch updated. Previous version noted "Rear" instead of "Lane".

Commented [LJ19]: Amended for clarity

Commented [MA20]: Section 48 of the zoning bylaw no longer dictates the amount of separation space between sites, only between buildings on the same site. This defers to side setback requirements

Commented [LJ22]: Amended for clarity

- i. Where Private Outdoor Amenity Area is provided the minimum ~~or width~~ shall be 2.0 m;
- ii. Where a Dwelling has an individual external access at ground level, and no outdoor Common Amenity Area is provided on the Site, a minimum of 30 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
- iii. Where a Dwelling has an individual external access at ground level, and outdoor Common Amenity Area is provided on the Site, a minimum of 15 m² of Private Outdoor Amenity Area shall be provided. This Private Outdoor Amenity Area may be provided in the Front Yard where the minimum depth of the Front Yard is 2 m;
- iv. For Dwellings located above the ground Storey of a building a minimum Amenity Area of 7.5 m² per Dwelling unit on the Site shall be provided;
- v. Except for developments which contain less than 20 Dwelling units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as outdoor Common Amenity Area which shall not be located in any required Setback unless the Setback directly Abuts a Site zoned BP and shall be aggregated into areas of not less than 50 m²;
- vi. Notwithstanding the above, where ~~an Apartment Building~~ a Multi-use Housing contains 20 or more Dwelling units and has commercial uses located on the ground floor, except for Live Work Units, a minimum of 2.5 m² of Amenity Area per Dwelling unit shall be provided as indoor and/or outdoor Common Amenity Area(s) on the Site. Where outdoor Common Amenity Area is provided at ground level it shall not be located in any required Setback, unless the Setback directly Abuts a Site zoned BP, and shall be aggregated into areas of not less than 50 m²; and
- vii. Amenity Area may be provided on Rooftop Terraces.

Commented [MA23]: To align with Zoning Bylaw wording

Commented [LJ24]: Revised to align with "Missing Middle" zoning bylaw changes.

~~t.l.~~ The maximum Floor Area of any Religious Assembly or individual business premises shall not exceed 275 m², excluding Live Work units.

~~u.m.~~ The following Uses shall be limited to Sites fronting onto Active Streets, shall not be in any free standing structure separate from a structure containing Residential Uses, and shall not be developed above the ground floor: Bars and Neighbourhood Pubs, Cannabis Retail Sales, Convenience Retail Stores, Creation and Production Establishments, General Retail Stores, Health Services, Indoor Participant Recreation Services, Liquor Stores, Personal Service Shops, Private Clubs, Professional, Financial and Office Support Services, Religious Assembly, Restaurants, Second Hand Stores, and Specialty Food Services.

Commented [LJ25]: Uses added to align with 2018 changes to the zoning bylaw (bylaw. 18387)

~~v.n.~~ Where Use Classes, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties or within the same Building, and where the Site containing such Use Classes is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including:

Landscaping and screening, which may exceed the requirements of Section Zoning Bylaw; noise attenuation measures such as structural soundproofing; and downward direction of all exterior lighting on to the proposed development.

~~w.o.~~ Vehicular-oriented Uses, including but not limited to drive through operations and Accessory drive through pick up services, shall not be permitted in this Zone.

Charter Bylaw 18387
May 7, 2018

~~x.p.~~ Live Work Units shall only be permitted where they front onto a Primary Active Streets or Secondary Active Street, and shall have individual front entrances at ground level.

~~y.g.~~ ~~Parking shall comply with Section 54 of this Bylaw. Notwithstanding Section 54 Parking shall be provided in accordance with the requirements for Transit Oriented Development. the following regulations apply:~~

~~i.~~ ~~Stacked Row Housing and Apartment Housing shall meet the Dwelling unit parking space requirements and visitor parking requirements as specified for Transit Oriented Developments (TOD) in Section 54 Schedule 1 (A);~~

November 16, 2015
Effective Date: December 1, 2015

~~i.~~ ~~Parking for Residential Related and Commercial Use Classes shall be provided on the basis of 50% of the requirements identified in Section 54 Schedule 1(A);~~

~~bb.s.~~ Visitor Bicycle Parking for Residential and Residential-Related Use classes of 20 Dwelling units or more, and all Non-residential Use Classes, shall be provided in an amount equal to at least 10% of the number of Dwelling units located on the Site, to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. Visitor Bicycle Parking shall be located adjacent to a high-traffic area such as a building entrance.

~~t.~~ Vehicular access to Sites from public streets shall be restricted to the abutting Lanes. Where there is no abutting Lane, vehicular access shall be provided from a Secondary Quiet Street. Where there is no abutting Secondary Quiet Street or the Secondary Quiet Street does not provide for vehicle access, vehicular access shall be provided from a Primary Quiet Street. Where there is no Primary Quiet Street or the Primary Street does not provide for vehicle access, then the street access shall be provided from a Secondary Active Street. Street access shall be limited to one shared access point per block face.

~~u.~~ ~~Notwithstanding 4.p., where a Site is more than 0.5 ha in size, more than one Site access may be developed and two Site access points may be provided within one block face provided that the orientation and location of the Site restricts the design, at the discretion of the Development Officer. Where more than one Site access is proposed, two may be provided from the lowest order street or one may be provided from each of the two lowest order streets, as outlined in 4.h.~~

~~cc-~~

Charter Bylaw 18387

Commented [LJ27]: Reworded to align with TOD guidelines.

Commented [LJ28]: Removed given parent section change.

Commented [MA29]: TOD parking requirements now include commercial uses, and are less than 50% of the typical requirements.

Commented [YT31]: To allow more flexibility for access for large sites.

May 7, 2018

ee.w. Parking for ~~Stacked Row Housing~~ Multi-unit Housing developments that contain less than 20 Dwellings, non-residential Uses, and visitor Parking is permitted at ground level and in underground parking structures. Where parking is provided at ground level, it shall be located such that it is not seen from the street and is accessed from an Abutting Lane or a private on-site road. Surface parking shall not comprise more than 15% of the total Site area.

Commented [LJ33]: Revised to align with "Missing Middle" zoning bylaw changes.

ff.x. No parking, loading, storage, or trash collection area shall be permitted within any Setback other than the Rear Setback. Loading, storage and trash collection areas shall be screened from view in accordance with the provisions of ~~subsection 55.4 of~~ the Zoning Bylaw. If Parking abuts a Residential Zone or a Lane serving a Residential Zone, parking areas shall be screened in accordance with ~~Section 55.4 of~~ the Zoning Bylaw. Notwithstanding the above, no parking, loading, storage or trash collection shall be permitted within any Site Setback abutting a Site zoned BP.

Commented [LJ34]: Technical Revision

gg.y. ~~Notwithstanding Section 54.4 Schedule 3, e~~ Only 1 off-street vehicular loading space shall be required for any building. Where the building contains less than 20 Dwelling units, and does not contain any non-residential uses, no off-street vehicular loading space shall be required.

Commented [LJ35]: Technical Revision

hh.z. Landscaping shall comply with ~~Section 55 of this the Zoning~~ Bylaw ~~except: - In addition to Section 55, landscaping shall be as follows:~~

Commented [LJ36]: Technical Revision

- i. Landscape plans shall be prepared by a professional landscape architect or horticulturalist; and
- ii. Landscape design shall consider appropriate plant material for horticultural zone 3a.

ii.aa. Where any Site has a length or width of 160 m or greater a pedestrian connection shall be provided through the Site, perpendicular to the 160 m or greater length or width. A pedestrian connection is a publicly-accessible private pedestrian corridor, distinct from a public Walkway. The following regulations apply to pedestrian connections:

- i. The pedestrian connection shall be generally located at the middle of the block and connect to public sidewalks adjacent to the Site;
- ii. The pedestrian connection shall be a minimum 6 m in width and shall incorporate a minimum 2.5 m wide hard surfaced Walkway with soft Landscaping such as shrub planting, ornamental grasses and/or tree planting, and shall include pedestrian scaled lighting. When a width of 10 m or greater is provided for the pedestrian connection, it may be applied towards the required Amenity Area for the Site;
- iii. The facades of ground floor Dwellings abutting the pedestrian connection shall be articulated by a combination of recesses, windows, projections, change in building materials, colours, and/or physical breaks in building mass;
- iv. Ground floor Dwellings abutting the pedestrian connection that do not front onto a public street or a Site zoned BP shall provide an entrance facing the pedestrian connection; and
- v. The owner(s) shall register a Public Access Easement for the pedestrian connection to ensure public access through the Site.

Easements shall make the private property owner(s) responsible for maintenance and liability. The areas having Public Access Easements shall be accessible to the public at all times. Such an easement shall be a required condition of a Development Permit.

~~jj~~-bb. Row Housing shall only be permitted as part of a comprehensive site development that includes development of two or more different Dwelling types. Comprehensive site development may or may not include non-residential uses.

Commented [MA37]: Keeping this in as Row Housing is likely to be a defined term that we can reference.

Commented [YT38R37]: Hmm. We've deleted Row Housing from the list of uses (assuming that row housing forms get addressed under the Multi-unit Housing catch-all), so I'm a little unclear how this gets interpreted. Let's delete Anna's comment and just see if CoE flags it as an issue.

~~kk~~-cc. Signs shall comply with Schedule 59B of the Zoning Bylaw. Notwithstanding this schedule, the following regulations apply:

- i. There shall be no exterior display or advertisement for Live Work Units other than an identification plaque or sign which is a maximum of 20 cm x 30.5 cm in size located on the ground floor building face, where appropriate; and
- ii. A Comprehensive Sign Design Plan in accordance with the Provisions of Section 59.3 may be required at the discretion of the Development Officer.

~~ll~~-dd. Child Care Services fronting onto Quiet Streets shall consider the presence of other Child Care Services Uses within the same block to ensure that the approval of additional Child Care Services Uses does not unduly restrict on-street parking availability.

~~mm~~-ee. Professional, Financial and Office Support Services shall not include loan offices.

Charter Bylaw 18520
September 5, 2018

~~nn~~-ff. Cannabis Retail Sales shall comply with Section 70 of this Bylaw

5. Urban Design Regulations

a. Where non-residential uses, excluding Live Work Units, are developed fronting onto a public street, not including a Lane, or a Site zoned BP, the following regulations shall apply:

- i. At least 70% of each individual store Frontage and the flanking side of a store located on a corner shall have clear non reflective glazing on the exterior on the ground floor that allows viewing in and out of the Use. Transparency is calculated as a percent of linear metres at 1.5 m above the finished Grade; and

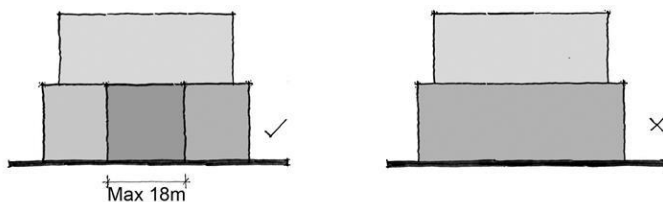
Commented [LJ39]: Added to provide assurance and clarity

Charter Bylaw 18387
May 7, 2018

- ii. Each unit shall have an external entrance at ground level that shall be universally accessible and serve as the principal entrance.

Commented [LJ40]: Added to provide assurances of built form

- b. Building façade(s) abutting a Site zoned BP, or a public street, shall be articulated by a combination of recesses, entrances, windows, projections, change in building materials, colours, or physical breaks in building mass, to create attractive streetscapes and interfaces. A continuous building façade without recess, balcony or other form of articulation shall not exceed 18 m in horizontal direction. The following illustration provides a possible conceptual application of this regulation for interpretive purposes.



Charter Bylaw 18387
May 7, 2018

- c. For any Dwelling fronting a public street or a Site zoned BP, an individually articulated entrance at ground level facing the public street or Site zoned BP shall be provided. Sliding doors shall not serve as entrances. In addition, features such as porches, stoops, landscaped terraces, pedestrian lighting and patios, decks or gardens shall be provided. Where a Dwelling Abuts both a public street and a Site zoned BP, the entrance shall face the Site zoned BP.

Commented [LJ41]: Standard clause added to improve outcomes.

Bylaw 17727
August 22, 2016
Charter Bylaw 18381
May 7, 2018

- d. Where any part of a Dwelling unit Abuts a Site zoned BP, a public Walkway or Amenity Area at ground level, a maximum 1.2 m high Fence or landscaped buffer shall be provided along the property line to delineate the division between public and private space. Openings or gates shall be provided to ensure connectivity between public and private space.

Bylaw 17934
April 10, 2017

- e. All mechanical equipment, except Solar Collectors, on a roof of any building shall be concealed from view from the abutting public streets by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building.

Bylaw 17934
April 10, 2017

- f. The roof design of a building may include a combination of Green Roofs, Solar Collectors, and/or Amenity Area for residents of the building.
- g. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements and public art.
- h. Exterior lighting associated with the development shall be designed, located or screened so as to reduce impacts on adjacent off-Site residential units.

